

MEMORANDUM

DATE January 19, 2009
TO VOV City Council
FROM Planning & Zoning Commission
RE Report on Regular Called Meeting, Wednesday, January 6, 2010

Our meeting was called to order at 7:00 p.m. Those present included Chair Allison Thrash, Vice-Chair Judy Graci and Commissioners Jack Hirschhorn and Ruan Lourens. Ron Montanez was absent. Also present were Village Mayor Jan Yenawine, Village Councilmembers Fred Graber, Justine Blackmore-Hlista and Mark Scott, Village Engineer David Simons and Village Secretary Jennifer Zufelt.

RE Item 2. Citizen Comments. None.

RE Item 3. PUBLIC HEARING: A request for a zoning change for Lots 3, 4 and 5 of Nicholson's Lake Travis Subdivision No. 1. Applicant is Black Rock Management requesting a change from R-1, Single Family Residential Zoning to C-2, Medium Commercial Zoning.

This application was administratively incomplete and the application for this zoning change was submitted by the owner of Lot 2, not the owner(s) of Lots 3, 4 and 5 as required. Because Notice of a Public Hearing had already been published in the local newspaper and because a significant number of persons were in attendance because of the Public Hearing posting, the Applicant and their engineers were allowed to present their Concept Plan.

The engineers presented a Concept Plan that was not the Concept Plan received by Commissioners in their meeting packets. Much discussion ensued. Comments and concerns expressed by meeting attendees included the following:

- Could there not have been more information and more time provided to the Community, and especially abutting property owners, about what is being proposed for where a shuttered VJ's Café & Grocery (Lot 2) now stands? One example suggested in the meeting was to post Notice(s) of a Proposed Zoning Change on the affected lots.
- What are the short-term and long-term ramifications of zoning Lots 3, 4 and 5 either C-2 or C-1, or keeping them R-1?
- Can what is built on these properties or how these properties are used be managed by Deed Restrictions or forming a PDD?
- Is what is being proposed compatible with the Village's Comprehensive Plan?
- How can parking and traffic safety (e.g., deliveries, offloading of groups, ingress and egress of FM 2769, etc.) be effectively managed? As presented, the Village's regulations require a Traffic Impact Analysis (TIA). What are those results?
- How can noise (e.g., from deck, traffic, etc.) be effectively managed?
- How can lighting (e.g., parking, deck, etc.) be effectively managed?
- What is specifically being proposed for the Liquor Store?
- What is specifically being proposed as hours of operation for the 78-seat restaurant, 32-seat deck, liquor store and convenience store?
- What are the short-term and long-term ramifications of allowing more Impervious Cover? And, what are the short-term and long-term ramifications of allowing them to "spread out" across Lots 3, 4 and 5, e.g., to meet the Village's IP requirements?

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RE Item 4. Discussion and possible action on the submittal of a Concept Plan for 15401 FM 2769, Volente, TX, Lots 2, 3, 4 and 5, Nicholson's Lake Travis Subdivision No. 1, Travis County, TX.

There was no Motion on this Agenda Item. Commissioners emphasized the need to further inform and solicit the Community and supported the suggestion that the Village mail an informational Notice to the Community regarding the City Council's January 19th Regular Meeting wherein further discussion and consideration would occur regarding this Concept Plan.

Commissioners also agreed that the assistance of the Village Attorney should be solicited, especially regarding the issue of the short- and long-term ramifications of zoning Lots 3, 4 and 5 either C-2 or C-1, or keeping them R-1.

RE Item 5. Discussion of December 15 and 22, 2009 Council meetings. Commissioners were provided a review of Council's actions by Chair Allison Thrash and Village Secretary Jennifer Zufelt. Councilmember Justine Blackmore-Hlista was present to provide additional input and answer any Commissioner questions.

RE Item 6. Approval of Minutes December 2, 2009. This item was tabled since the Minutes were not available to Commissioners.

RE Item 7. Future Meetings and Agenda Items. The next Regular Meeting of the City Council is Tuesday, January 19 at 7:00 p.m., and the next Regular Meeting of the Commission is Thursday, February 4, at 7:00 p.m.

RE Item 8. Adjourn. Jack Hirschhorn Moved to Adjourn our Commission meeting at 9:00 p.m., with Ruan Lourens Seconding, and it passed Unanimously.

Respectfully submitted,
Allison Thrash, Chair, Planning & Zoning Commission